

# MICHAEL BERDA

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★ 694 HIGH ROAD LEYTONSTONE, LONDON, E11 3AA ★ DECEMBER 2025

# FOR SALE

## COMMERCIAL FREEHOLD

### A FINANCIAL LANDMARK REBORN FORMER NAT WEST BANK

A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD COMMERCIAL ASSET OF ARCHITECTURAL PRESENCE AND HISTORIC SIGNIFICANCE, FORMERLY OCCUPIED BY NATWEST BANK FOR MORE THAN A CENTURY. THIS DISTINGUISHED FORMER BANKING HALL NOW STANDS VACANT, OFFERING AN EXCEPTIONAL CANVAS FOR CONTEMPORARY COMMERCIAL, FINANCIAL, OR INSTITUTIONAL USE.

WITH ITS COMMANDING FAÇADE, GENEROUS INTERNAL VOLUMES, AND UNMISTAKABLE CIVIC CHARACTER, THE BUILDING REPRESENTS A VANISHING CLASS OF LONDON COMMERCIAL STOCK ASSETS DESIGNED TO PROJECT TRUST, PERMANENCE, AND AUTHORITY.



# THE PROPERTY

## FROM FINANCIAL INSTITUTION TO STRATEGIC COMMERCIAL OPPORTUNITY



CONSTRUCTED IN THE EARLY 20TH CENTURY AS A PURPOSE-BUILT BANKING HALL, 694 HIGH ROAD LEYTONSTONE WAS DESIGNED TO EMBODY SOLIDITY, DISCRETION, AND CIVIC CONFIDENCE. ITS CLASSICAL FAÇADE, TALL VERTICAL GLAZING, AND SUBSTANTIAL MASONRY REFLECT AN ERA WHEN FINANCIAL INSTITUTIONS INVESTED IN PERMANENCE RATHER THAN TRANSIENCE.

INTERNAL, THE FORMER BANKING HALL PROVIDES A LARGE OPEN-PLAN VOLUME WITH EXCELLENT CEILING HEIGHT AND NATURAL LIGHT, SUPPORTED BY ANCILLARY ACCOMMODATION INCLUDING OFFICES, SECURE STORAGE, AND A REINFORCED VAULT STRUCTURE FEATURES INCREASINGLY SOUGHT AFTER BY MODERN FINANCIAL, ADVISORY, AND FINTECH OCCUPIERS.

THE BUILDING IS NOW OFFERED WITH VACANT POSSESSION, PRESENTING A RARE CHANCE TO REPOSITION A LEGACY FINANCIAL ASSET FOR CONTEMPORARY COMMERCIAL USE.

# LEGAL & COMMERCIAL

**\*£££ PRICE ON APPLICATION £££\***

**\*TENURE - FREEHOLD\***

**\*PLANNING STATUS - CLASS E\***

**\*ACCOMMODATION - GIA 234 SQ M / 2,518 SQ FT\***

**\*PREDOMINANTLY OPEN-PLAN FORMER BANKING HALL WITH ANCILLARY ROOMS, VAULT & BASEMENT\***

**\*BUSINESS RATES - INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES WITH THE LOCAL WALTHAM FOREST AUTHORITY\***

**\*SERVICES - ELECTRICITY, WATER & DRAINAGE\***

**\*EPC RATING - 36 - B\***

## OCCUPATIONAL SUITABILITY

- PRIVATE BANKING OR WEALTH MANAGEMENT FIRMS
- FINTECH AND DIGITAL FINANCE OPERATORS
- ADVISORY, PROFESSIONAL, OR INSTITUTIONAL OCCUPIERS
- OWNER-OCCUPIERS SEEKING LONG-TERM STRATEGIC PREMISES

## ARCHITECTURAL HIGHLIGHTS

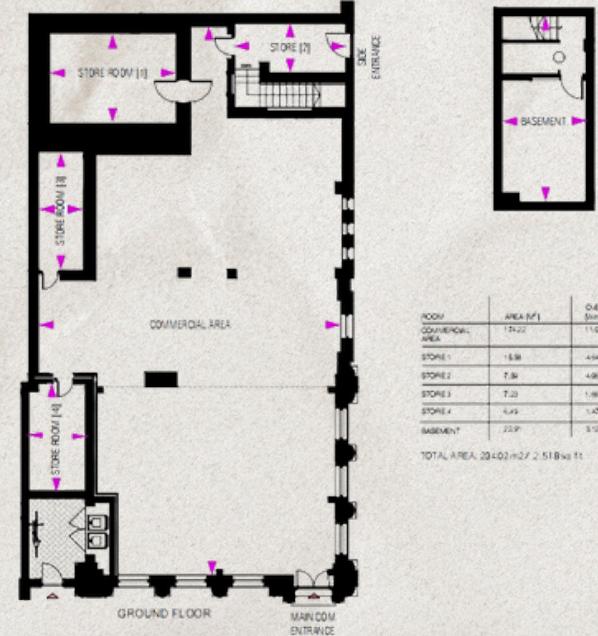
- PURPOSE-BUILT BANKING PREMISES
- PROMINENT HIGH ROAD FRONTAGE
- TALL CEILINGS AND GENEROUS PROPORTIONS
- ORIGINAL STRONG-ROOM / VAULT CONSTRUCTION
- ROBUST STRUCTURAL INTEGRITY THROUGHOUT

## LOCATION & CONNECTIVITY

THE PROPERTY BENEFITS FROM A STRATEGIC EAST LONDON POSITION, CHARACTERISED BY STRONG TRANSPORT CONNECTIVITY, ESTABLISHED COMMERCIAL ACTIVITY, AND SUSTAINED REGENERATION MOMENTUM:

- LEYTONSTONE UNDERGROUND STATION (CENTRAL LINE) WITHIN CLOSE PROXIMITY, PROVIDING DIRECT ACCESS TO THE CITY, WEST END, STRATFORD, AND CANARY WHARF CONNECTIONS
- EXCELLENT ROAD CONNECTIVITY VIA THE A12, A406 (NORTH CIRCULAR), AND M11, ENABLING EFFICIENT ACCESS ACROSS GREATER LONDON AND BEYOND
- PROMINENT HIGH ROAD FRONTAGE, ENSURING VISIBILITY, ACCESSIBILITY, AND A STRONG PRESENCE
- PROXIMITY TO STRATFORD, ONE OF LONDON'S PRINCIPAL COMMERCIAL AND REGENERATION HUBS, SUPPORTING DEMAND FROM FINANCE, TECHNOLOGY, AND PROFESSIONAL SECTORS
- ESTABLISHED LOCAL AMENITIES AND SERVICES, INCLUDING RETAIL, FOOD, AND CIVIC INFRASTRUCTURE, SUPPORTING BOTH STAFF AND CLIENT-FACING OPERATIONS
- POSITIONED WITHIN A GROWTH CORRIDOR OF EAST LONDON, BENEFITTING FROM ONGOING INVESTMENT, IMPROVED PUBLIC REALM, AND EVOLVING COMMERCIAL DEMAND

# INTERIOR & SETTING



## POSITIONED FOR THE NEXT CHAPTER

OPPORTUNITIES TO ACQUIRE FORMER FINANCIAL INSTITUTIONS OF THIS SCALE, CHARACTER, AND LOCATION ARE INCREASINGLY LIMITED. OFFERED WITH VACANT POSSESSION, THIS FREEHOLD COMMERCIAL ASSET COMBINES ARCHITECTURAL PRESENCE WITH THE ADAPTABILITY REQUIRED BY MODERN OCCUPIERS AND INVESTORS. ITS ESTABLISHED HIGH ROAD SETTING, STRONG CONNECTIVITY, AND INHERENT FLEXIBILITY POSITION IT AS A COMPELLING PROPOSITION FOR THOSE SEEKING LONG-TERM OCCUPATIONAL RELEVANCE OR STRATEGIC INVESTMENT EXPOSURE WITHIN LONDON AREA. EARLY ENGAGEMENT IS ENCOURAGED TO FULLY APPRECIATE THE SCOPE AND POTENTIAL OF THE OPPORTUNITY.